

CORAL HOMES

Elegance Inclusions

New South Wales



Elegance Inclusions with luxury extras

UP TO
\$50,000*
WORTH OF *luxury extras* INCLUDED

Coral Homes have redefined luxury. Our top tier Elegance Inclusions allow you to elevate your home with the finest quality colours, fixtures and finishes. Select Elegance Inclusions and receive up to **\$50,000*** worth of **luxury extras** for no extra cost.



Daikin Ducted Air-Conditioning



Smart Home Automation



Floor Tiling



Carpet



Statement Staircase



Additional Lighting

*Up to \$50,000 is based on the Atlanta 477N (formerly known as the Atlanta 51) for the Ballina, Lismore and Byron, Coffs Harbour, Newcastle and Central Coast, Port Macquarie, Sydney and Tweed price list regions as of 30th of October 2023. The average value of the inclusions in the Offer is listed within the terms and conditions of Coral Homes website. Price shown is in addition to the Elegance Inclusions price of the chosen home design. Credits will not be provided. Elegance Inclusion applies for all new home preliminary agreements entered into from 29th of September 2023 and is available for homes with Coral Homes' Elegance specification level only. Elegance Inclusions may vary depending on your choice of home design. All products and selection options will be nominated by Coral Homes. Due to the continuing development of our product, Coral Homes reserves the right to alter product specifications and suppliers at any time and without notice. Geographic restrictions may apply to the availability of some of Elegance Inclusions. Not all upgrade items in the offer are available for all home designs. Coral Homes reserves the right to vary, suspend, cancel, or terminate the offer or the terms and conditions to its absolute discretion and without notice. Speak to your New Home Consultant for further information on home specific upgrades. Geographic restrictions may apply to the availability of some of the offer. For full terms and conditions visit coralhomes.com.au/terms-conditions. Photography throughout this guide depicts items such as homewares, furniture, landscaping, fencing and may depict items that are upgraded or not supplied by Coral Homes. Floorplans throughout this guide are indicative only, conceptual in nature and subject to change. Floorplans may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. © Coral Homes Pty Ltd. The copyright in the floorplans and facades depicted in this brochure are owned by or licensed to Coral Homes Pty Ltd and may not be reproduced, copied or dealt with in any manner which infringes the exclusive rights of Coral Homes Pty Ltd as prescribed by the Copyright Act 1968 without the express written authorisation of Coral Homes Pty Ltd. QBCC 50792/1014053 & NSW OFT 62084C. OCT-23

Luxury extra Daikin Ducted Air-conditioning

Stay cool in summer and warm in winter with Daikin multi-zoned reverse cycle ducted air-conditioning.



Highlands 36 – Everleigh, Greenbank



Bentley 38 – Aura Estate, Bells Creek

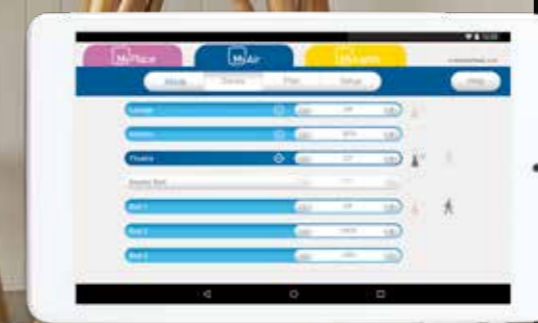


Luxury extra Smart Home Automation

Enjoy the convenience of an automated smart home with the MyPlace system.

MyPlace allows you to control your lights, garage door, air-conditioning and more, all from your smart phone device or tablet.

It's also compatible with Google Home and Amazon Alexa for a voice-controlled smart home experience.



Note: Tablet provided with Smart Home Automation. Additional energy items may be required to comply with basis. Photography depicts non-standard items such as carpet upgrade, wallpaper, tiling, tapware, feature mirror and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.

Photography depicts non-standard items such as porcelain rectified tiling, tapware, cabinetry handles and finish, 60mm island waterfall bench, feature cladding, feature tiling, feature lighting and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.

Luxury extra Floor Tiling

Add luxury to main flooring areas with large format 600x600mm glazed ceramic tiles.



Baltimore 35 SZ – HomeWorld Leppington, Leppington



Photography depicts non-standard items such as porcelain tiling, square set ceiling, ceiling height, tapware, cabinetry handles and finish, feature lighting and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, washing machine, landscaping and fencing are not supplied by Coral Homes.

Baltimore 38 – Arise Estate, Rochedale



Luxury extra Carpet

In bedrooms and other nominated areas, choose from a stunning selection of carpet colours from builder's standard range with foam underlay providing extra comfort underfoot.

Photography depicts non-standard items such as wallpaper, feature pendant lighting, window treatment, carpet and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares and furniture are not supplied by Coral Homes.

Luxury extra Statement Staircase

Make a bold statement with a stunning feature staircase in your double storey home.

Enjoy upgraded design features, such as timber-stained base tread and riser, glass balustrade and carpet.



Sacramento 36 – Carina



Atlanta 48 – Paradise Lakes Estate, Willawong



Luxury extra Additional Lighting

Illuminate your home with upgraded lighting above the entry, hallway, pantry, dining area and kitchen.

Up to 30 additional downlights will help create a welcoming ambience in your new home.



Elegance Inclusions

Quality foundations

Pre-Construction

Building Insurance	- OFT (NSW) building insurance fee as per legislation
Engineering	- Soil report and contour survey - Engineer's slab design - Allowance for building application fees (<i>region specific</i>)
Site Management	- Temporary fencing (<i>site specific</i>) - Earthworks up to 500mm of combined cut and fill to produce an even cut and fill
Connections	- Allowance made for connection to services of water, sewerage, stormwater and electricity (<i>site specific</i>) - Surface water grates (<i>site specific</i>) - Telephone provision (<i>site specific</i>)

Structural

Frame and Slab	- Truecore® steel frame and Colorbond® roof (<i>home specific</i>) - Termite treated structural timber frame and roof trusses (<i>home specific</i>) - Concrete engineer designed slab to suit 'S' class soil classification (no allowances for piling or retaining walls – <i>region specific</i>) - Concrete slab to suit up to 'M' class soil classification (<i>region specific</i>)
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Energy Efficiency*

Insulation	- Minimum R3.5 insulation to internal ceiling areas - Minimum R2.0 insulation to internal walls of garage - Wall wrap sisalation to external walls - Roof sarking and Whirlybird roof ventilator
Hot Water System	- 170 litre heat pump hot water system for single storey narrow lot and traditional lot homes - 280 litre heat pump hot water service for single storey acreage lot homes and double storey homes
Outdoor Living Fan (<i>home and region specific</i>)	- Ceiling fan with speed controller and a blade rotation diameter of minimum 900mm to one (1) outdoor living (<i>region specific</i>) - R3.5 insulation batts fitted to one (1) outdoor living ceiling (<i>region specific</i>)
Water	- Minimum 3-star WELS rating for shower heads and 4-star WELS rating for tapware and toilets
Weather Seals	- Weather seals to aluminium windows - Draft seals to external hinged doors including front entry door



20mm
Caesarstone®
rear benchtop

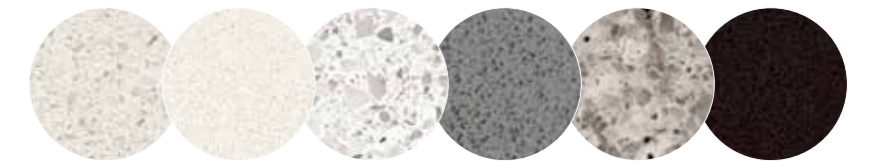
1200mm wide
island bench to
double storey
homes

Kitchen

Caesarstone® Benchtops

Caesarstone® Benchtops

Caesarstone® benchtops in a range of on-trend colours and patterns



Caesarstone® Island Benchtop – Waterfall Edges

20mm Caesarstone® island benchtop with luxurious waterfall edges and 20mm Caesarstone® to the rear benchtop *(as shown)*
Recessed shadowline *(optional)*



Option One

or

Caesarstone® Island Benchtop – 40mm

40mm Caesarstone® island benchtop and 20mm Caesarstone® to the rear benchtop
Recessed shadowline *(optional)*



Option Two

Bonus

Double Storey Homes

Extended Island Benchtop

1200mm extra wide island bench for double storey homes *(home specific)*



Kitchen Overhead Cupboards

Full Width

Spacious laminated 'handle-less' style overhead cupboards that extend the full width of rear bench with soft close hinges (*push to open to rangehood*)

Option One



OR

Two Door

Two stylish 'handle-less' style overhead cupboards with soft close hinges (*each side of rangehood*)

Option Two



Fridge Space

Two door laminated 'push to open' overhead cupboards above fridge space for additional storage

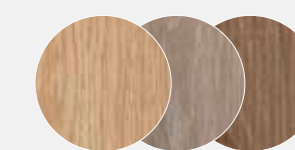
Water Connection

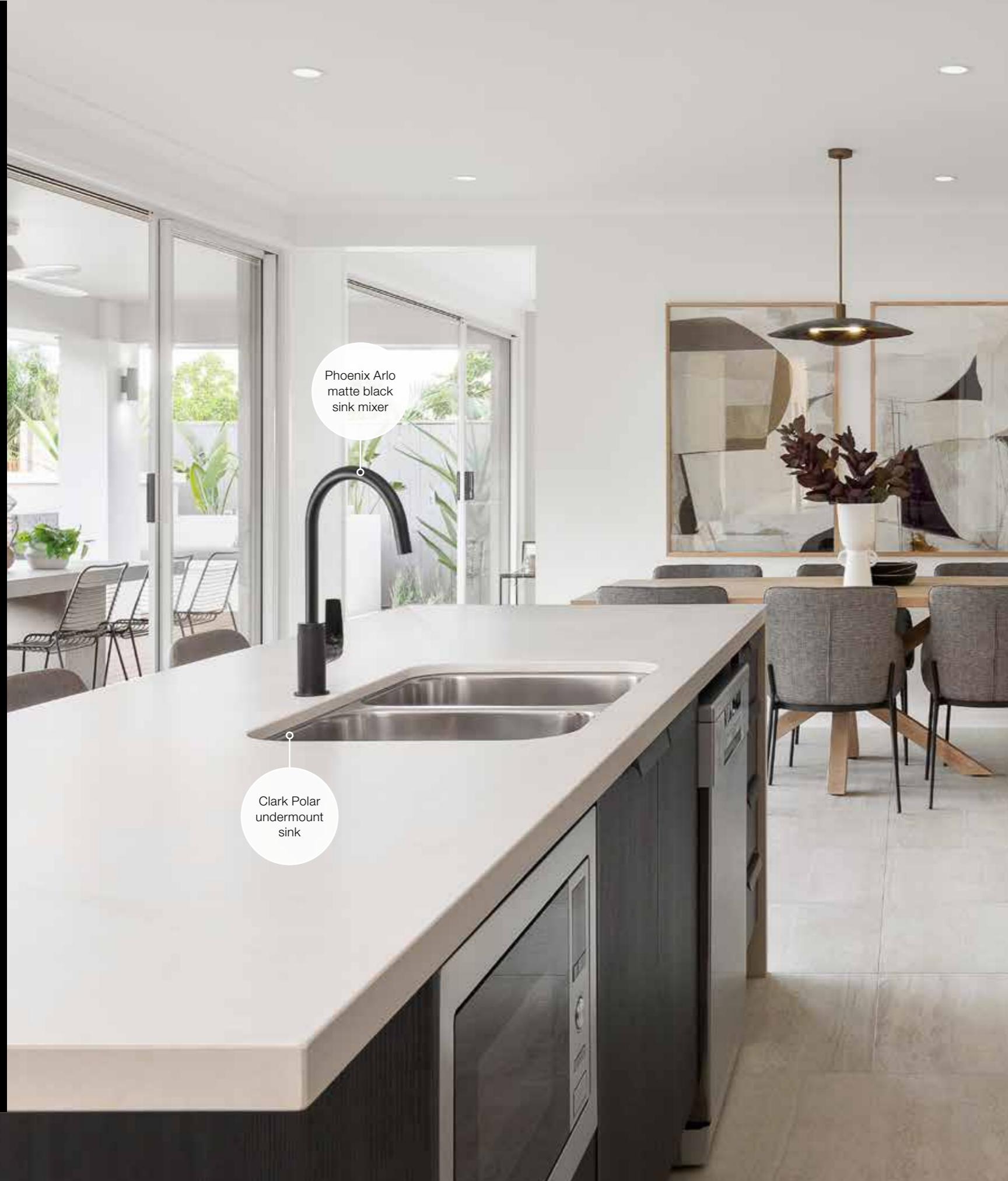
Convenient hassle-free water connection to fridge space

Optional

Vertical Woodgrain Finish

Capture the colours, textures and detail of natural timber with the option of a vertical woodgrain finish to your overhead cupboards





Phoenix Arlo
matte black
sink mixer

Clark Polar
undermount
sink

Kitchen Sink Mixers & Sinks

Sink Mixer

A choice of chic, functional sink mixers in chrome or matte black to suit your taste

- Phoenix Arlo
- Caroma Basis – Chrome only



Phoenix Arlo – Chrome or
matte black (as shown)



Caroma Basis
– Chrome

Sink

A choice of quality stainless steel sinks to compliment your island benchtop

- Clark Punch 1.75 inset
- Clark Polar overmount
- Clark Polar undermount



Clark Punch
1.75 inset sink



Clark Polar overmount sink
(as shown below)



Clark Polar
undermount sink
(as shown)



Phoenix Arlo
chrome sink mixer
and Clark Polar
overmount sink

Kitchen

European Designed Appliances

Technika Freestanding Cooker

900mm dual fuel stainless steel freestanding cooker with eight innovative cooking functions, five burners and a spacious 105 litre capacity electric oven



Option One

OR

Technika Frameless Ceramic Cooktop

A modern 900mm frameless black ceramic glass electric cooktop that's easy to clean with five cooking zones and sensor touch control



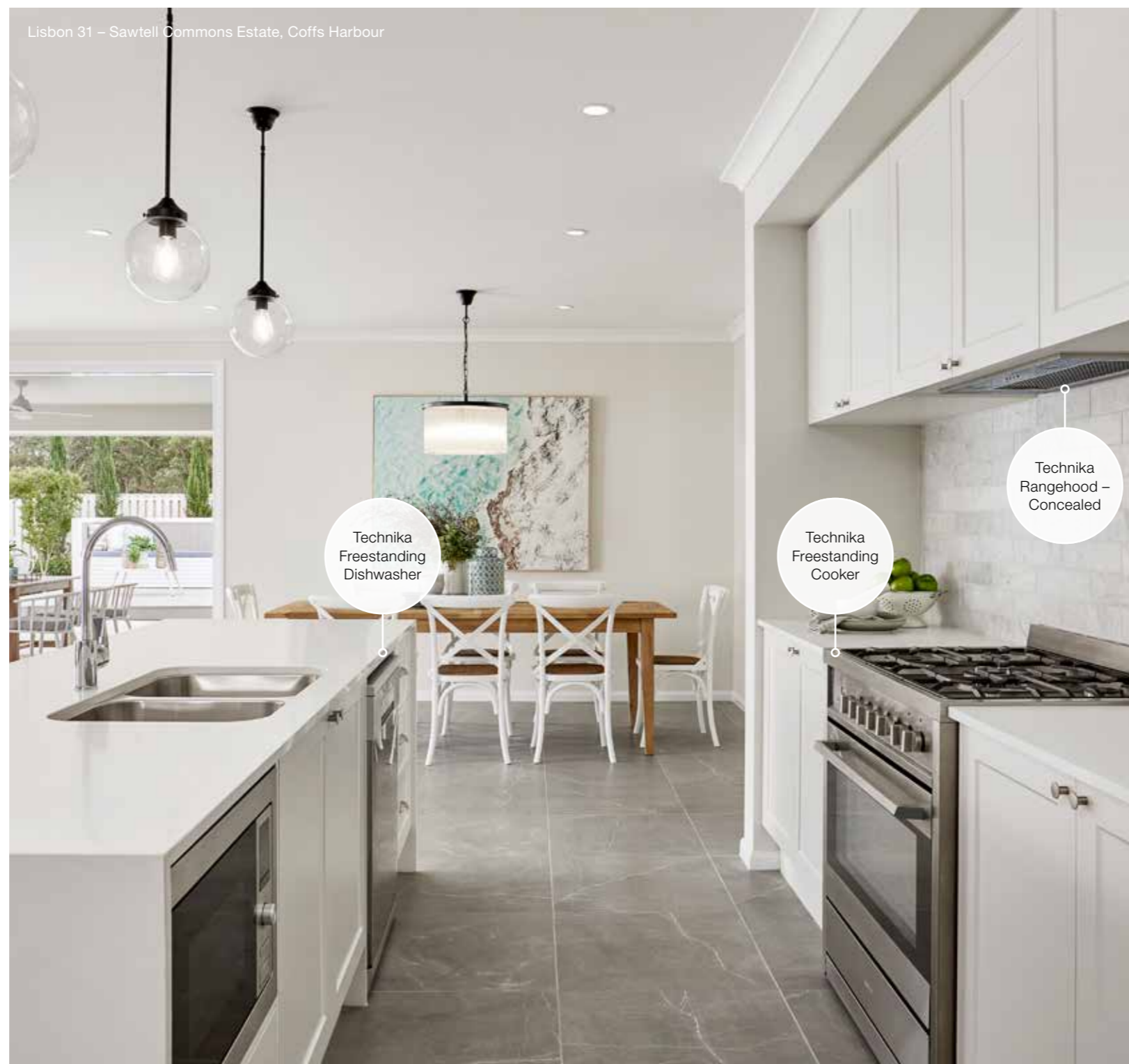
Option Two

Technika Built-In Oven

900mm stainless steel and black glass electric built-in oven, ten cooking functions and a large 100 litre capacity, complete with removable triple glazed cool touch door to keep curious hands safe



Lisbon 31 – Sawtell Commons Estate, Coffs Harbour

**Technika Rangehood – Sensor Touch**

A modern 900mm stainless steel with black glass wall mounted externally ducted canopy rangehood, two energy efficient LED lamps and sensor touch control



Option One

OR

Technika Rangehood – Concealed

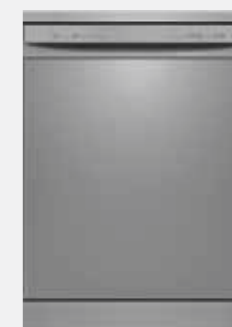
700mm concealed undermount rangehood, offering superior air extraction across three fan speeds with push button electric control, two energy efficient LED lamps and ducted externally



Option Two

Technika Dishwasher

600mm stainless steel freestanding dishwasher with 14 place settings and seven wash programs



Kitchen Handles & Provisions

Handles

Choice of handles from builder's standard range to drawers and doors beneath benches

Empoli



Bell Knob



Baldone



Plus more

Drawers

One bank of four soft close cutlery drawers (*home specific*)

Soft Close Hinges

Soft close hinges to all drawers, underbench and overhead cupboards

Provisions

Provision for under bench microwave space with soft close pot drawer and dishwasher (*not fully-lined*)



Bell Knob
handle

Kitchen Splashback & Pantry

Tiled Splashback

Add a touch of luxury with a tiled splashback from builder's standard range



Pantry Shelves

Keep your kitchen clutter free with four shelves within the pantry

Pantry Door

Out of sight, out of mind with a 2340mm hinged flush panel door (*home specific*)

or

Cavity Slider

This hidden door saves precious floor space and allows easy pantry access (*home specific*)



Interior High Ceilings

Make a statement and create a sense of space with 2550mm high ceilings to single storey and lower floor of double storey homes and 2400mm high ceilings to upper floor of double storey homes.



Caroma Luna inset basin

Empoli handles

Wall Hung Vanity

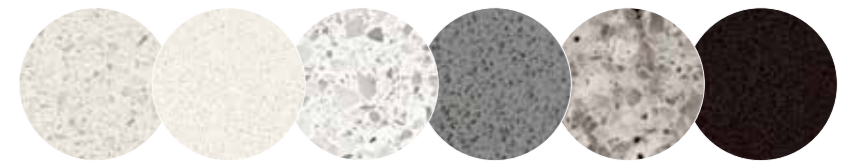
Phoenix Arlo wall basin mixer

20mm Caesarstone® benchtops

Bathroom & Ensuite Caesarstone® Benchtops, Mixers & Basins

Caesarstone® Benchtops

Luxurious 20mm Caesarstone® benchtops in a range of colours to suit your taste



Basin and Bath Mixers

A choice of stylish, easy to clean chrome or matte black wall mounted mixers

- Phoenix Arlo
- Caroma Basis – Chrome only



Phoenix Arlo wall basin/bath mixer – Chrome (as shown) or matte black

Caroma Basis wall basin/bath mixer – Chrome

Basin

A choice of functional inset basins with pop up waste and overflow

- Clark inset basin – Round
- Argent Grace basin – Round matte black
- Clark inset basin – Square
- Caroma Luna inset basin



Clark inset basin – Round

Argent Grace basin – Round matte black



Clark inset basin – Square

Caroma Luna inset basin (as shown)

Bathroom & Ensuite

Rail Shower, Shower Screen & Floor Grates

Rail Shower

Ensuite

The Phoenix Vivid twin rail shower, chrome or matte black (as shown)

Main Bathroom

The Phoenix Vivid 5 function rail shower, chrome or matte black or Caroma Basis 5 function rail shower, chrome



Phoenix Vivid twin rail shower
– Chrome or matte black (as shown)
to ensuite



Phoenix Vivid 5 function rail shower
– Chrome or matte black
to main bathroom

Shower Mixer

Ensuite & Bathrooms

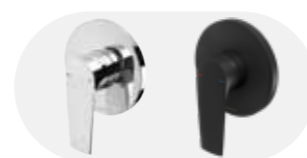
- Phoenix Arlo
- Caroma Basis – Chrome only

Shower Screen

Semi-frameless chrome shower screen with clear glass pivot door



Caroma Basis 5 function rail shower
– Chrome to main bathroom



Phoenix Arlo shower mixer
– Chrome or matte black (as shown)



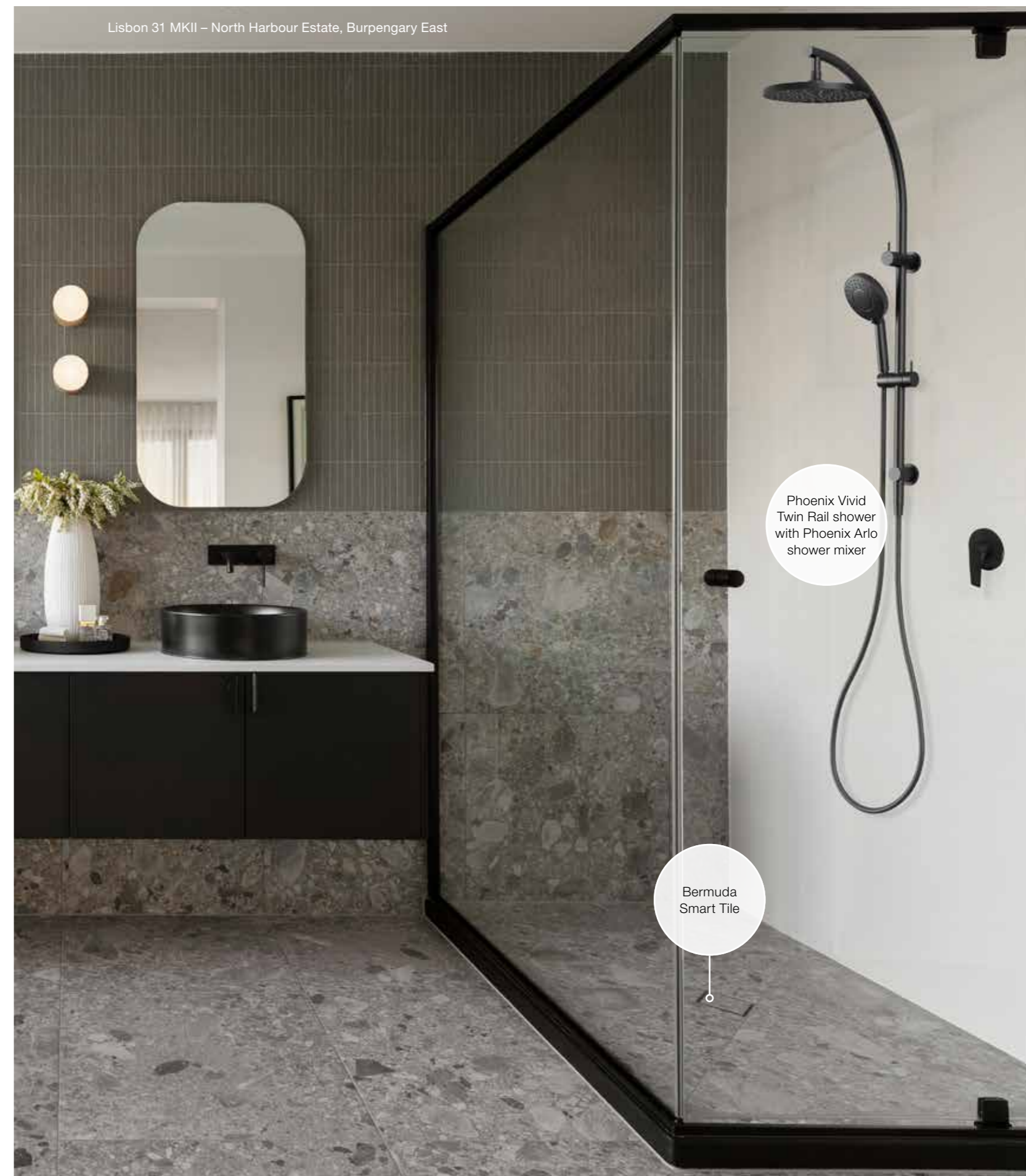
Caroma Basis shower mixer
– Chrome

Shower Wall Tiling

2100mm tile height to shower wall with a choice of colours from builder's standard range

Floor Grates

Chrome Bermuda Smart Tile to bathroom and ensuite



Lisbon 31 MKII – North Harbour Estate, Burpengary East

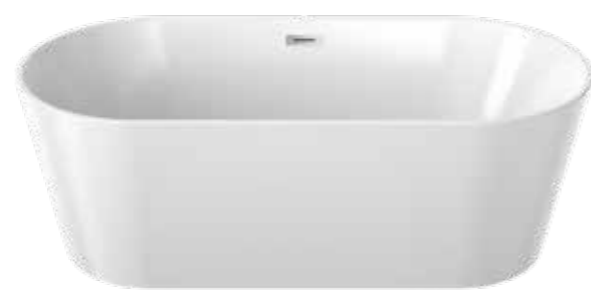
Phoenix Vivid
Twin Rail shower
with Phoenix Arlo
shower mixer

Bermuda
Smart Tile

Bathroom & Ensuite Bath & Polished Edge Mirrors

Clark Freestanding Bath to Main Bathroom and Ensuite

Unwind in the elegant Clark round freestanding bath with overflow and subtle chrome waste (as shown - home specific)



Vanity Mirror

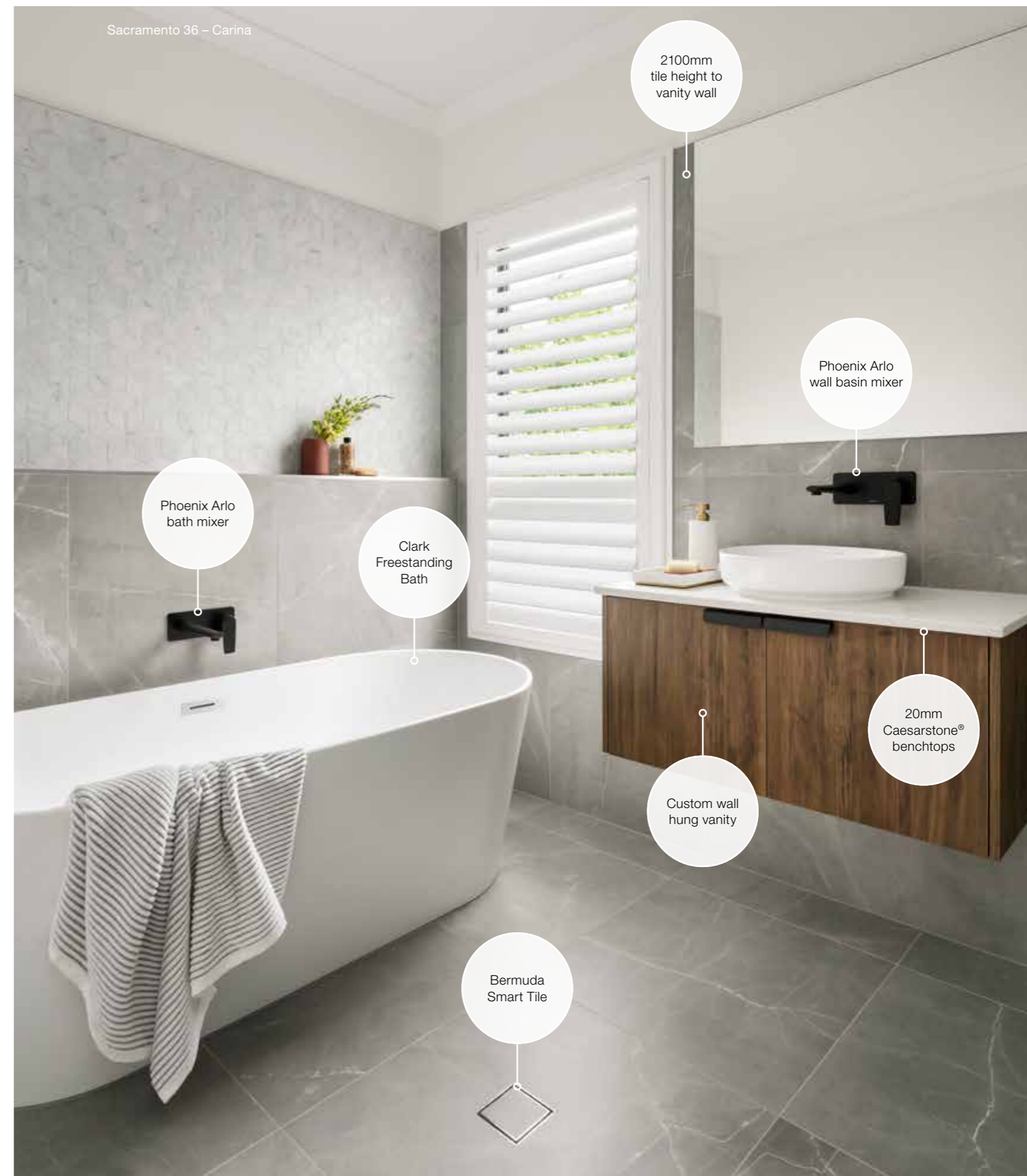
900mm high polished edge mirrors to full width of vanity (as shown)



or

Over Bath Mirror

700mm high polished edge mirror extending from vanity over bath (as shown - home specific)



Lisbon 31 MKII – HomeWorld Thornton, Thornton



20mm
Caesarstone®
benchtops

Custom wall
hung vanity

Bathroom & Ensuite Custom Designed Vanity

Wall Hung Vanity

Custom designed wall hung vanity with fully-lined interior and plain colour exterior finish (*home specific*)

Recessed shadowline (*optional*)

or

Full Height Vanity

A timeless full height vanity with fully-lined interior and plain colour exterior finish (*as shown*)

Recessed shadowline (*optional*)

Soft Close Hinges

Soft close hinges to custom vanity cabinets

Vanity Handles

Complete your finishes with a choice of handles from builder's standard range to doors beneath selected vanity

Empoli



Bell Knob



Baldone



Plus more

Vanity Wall Tiling

2100mm tile height to vanity wall



Full height
vanity

Bathroom & Ensuite Accessories & Toilet Suite

Accessories

Phoenix Rarii or Caroma Basis toilet roll holders with the choice of either two robe hooks or a 600mm double towel rail

- Phoenix Rarii – Round
- Phoenix Rarii – Square
- Caroma Basis – Round

Toilet Suite

The Posh Solus Round Close Coupled Toilet Suite features smooth lines for easy cleaning and is perfect for busy families



Phoenix Rarii Round toilet roll holder, robe hooks or double towel rail – Matte black



Phoenix Rarii Round toilet roll holder, robe hooks or double towel rail – Chrome



Phoenix Rarii Square toilet roll holder, robe hooks or double towel rail – Matte black



Phoenix Rarii Square toilet roll holder, robe hooks or double towel rail – Chrome



Caroma Basis Round toilet roll holder, robe hooks or double towel rail – Chrome

Powder Room Benchtop, Basin & Mixer

(Home specific)

Caesarstone® Drop Front Vanity

Add a touch of elegance with 350mm Caesarstone® drop front vanity in a range of colours (as shown)

Basin Mixers

A choice of stylish, easy to clean wall mounted mixers

- Phoenix Arlo (as shown)
- Caroma Basis – Chrome only



Phoenix Arlo wall basin/bath mixer – Chrome or matte black (as shown)



Caroma Basis wall basin/bath mixer – Chrome

Basin

Caroma Luna inset basin with chrome pop up waste (as shown)



Caroma Luna inset basin (as shown)



Phoenix Arlo wall basin mixer and Caroma Luna inset basin with drop front vanity

Interior Laundry, Linen & Wardrobes

Laundry Cabinet

Add flair with a 760mm laminated laundry cabinet with drop in tub and chrome mixer tap (as shown)

Recessed shadowline (optional)

Laundry Bench*

Have an organised and functional laundry with an extended 20mm Caesarstone® benchtop (up to 1300mm)

Laundry Tiling

Stylish 600mm high ceramic tiling to cabinet splashback

Linen Cupboards

Four shelves to linen cupboards for increased storage (as shown)

Framed Vinyl Sliding Doors

2400mm high to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes (home specific)

or

Hinged Doors

2340mm high flush doors to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (home specific)

Wardrobes

One shelf to robes with chrome hanging rail

Mirror Sliding Doors

2400mm high to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes (home specific)

or

Hinged Doors

2340mm high to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (home specific)



Interior Internal Doors, Paint & Electrical

Door Handles

Choice of Gainsborough chrome passage and privacy* internal door handles

Flush Panel Doors

Extended 2340mm high to single storey and lower floor of double storey homes and 2040mm high to upper floor of double storey homes

Paint

Durable three coat paint system to internal walls

Two coat gloss aquanamel paint to interior mouldings and doors

Two coat paint system to ceilings and cornice

Amelia



Florence



Bailey



Olive



Plus more

National Broadband Network

Stay connected with provision for NBN communication equipment within the garage (region specific)

Electrical

Light points and double powerpoints throughout the home for practicality with one TV point for single storey homes and two TV points for double storey homes

Power Points

One double USB charge point on a double power point

USB charge power point



Indoor Fans

Ceiling fan with speed controller and LED light (region specific)



Exterior

Roof Covering, Pitch & Eaves

Roof Covering (home specific)

Designer profile concrete roof tiles with Colorbond® fascia and gutters



Roof Pitch

Add street appeal with a 25° roof pitch (home specific)

Roof Eaves

450mm eaves (home specific)

Structural

Timber Frame

Timber Frame (home specific)

Build with confidence in the knowledge that your timber frame and trusses are strong and termite treated as standard



Photography depicts non-standard facade and items including tiled roof, feature brick, render finish, timber finish, window treatments, dark based paint, two external paint colours, timber decking, paving, driveway, feature lighting and more which are not included in the price of homes with Elegance Luxury Inclusions. Other items such as homewares, furniture, wallpaper, landscaping and fencing are not supplied by Coral Homes.

Structural Colorbond® Roof & Truecore® Steel Frame

Stand the test of time with Colorbond® roofing and house frame made from Truecore® steel now included with acreage and double storey homes



Now included!
with Acreage and Double Storey Homes*

Colorbond® Steel Roof

Truecore® Steel Frame



On display

Highlands
EVERLEIGH ESTATE,
GREENBANK

*Colorbond® Roof & Truecore® Steel Frame now included with Acreage and Double Storey homes applies to all price list regions. Coral Homes reserves the right to substitute the steel house frame with termite treated timber to its absolute discretion where supply or installation is delayed. For homes located within close proximity of surf or exposed marine influences where a steel frame is not eligible for a 50-year warranty from Bluescope Steel – termite treated timber framing will be utilised. Colorbond® Roof & Truecore® Steel Frame inclusion is subject to change without notice. Photography depicts non-standard facade and items including feature stone and brick, porch tiling, render finish, pergola, paving, 2340mm entry door height, stained entry door frame, driveway, feature timber, window treatment, feature lighting and more which are not included in the price of homes with Elegance Inclusions. Other items such as homewares, furniture, landscaping and fencing are not supplied by Coral Homes.



ELEGANCE STANDARD INCLUSION

ELEGANCE STANDARD INCLUSION

Exterior External Doors, Windows & Garage

Door Handle

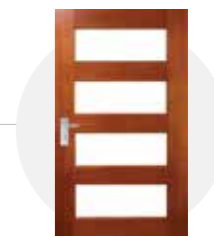
Secure Gainsborough Double Cylinder Trilock entry door handle



Angular



XLR160



XS24

Front Entry Door/s

Welcome guests with a stained or painted door with clear glazing (*region and home specific*)

Grand Single Entry Door

One statement piece 820mm x 2340mm or 1200mm x 2340mm timber front entry door (*home specific*)



XS26



XS45

Plus more

Windows and Sliding Doors

Powder coated aluminium windows with keyed locks, 2100mm high sliding doors and stacker doors to maximise natural lighting (*home specific*)



Automatic Garage Door

Modern garage door with textured finish in a range of Colorbond® colours. Includes one wall button and two remotes



Plus more



Automatic garage door

Elegance Luxury Extras & Standard Inclusions



Luxury Extras

Ducted Air-Conditioning	- Daikin multi-zoned reverse cycle ducted air-conditioning
Smart Home Automation	- One (1) tablet and one (1) relay module with six (6) switch points only
Floor Tiling	- 600x600mm glazed ceramic tiles to main flooring areas (<i>excluding under stairs</i>)
Carpet	- Carpet to bedrooms and nominated areas from builder's standard range with 7mm foam underlay
Staircase	- Timber-stained base tread and riser, glass balustrade and carpet covered staircase
Lighting	- Up to 30 downlights above entry, hallway, pantry, dining and kitchen

Kitchen

Caesarstone® Benchtops	- 20mm Caesarstone® island bench with waterfall edges, or 40mm Caesarstone® island bench in a range of colours - 20mm Caesarstone® rear benchtop in a range of colours - 900mm wide island bench or bonus 1200mm wide island bench to double storey homes (<i>home specific</i>) - Recessed shadowline (<i>optional</i>)
Sink & Sink Mixers	- Clark Punch 1.75 inset or Clark Polar double bowl overmount sink or Clark Polar double bowl undermount sink - Phoenix Arlo chrome or matte black or Caroma Basis chrome
Overhead Cupboards	- Laminated 'handle-less' style overhead cupboards to full width of rear bench, or two (2) laminated 'handle-less' style overhead cupboards (<i>each side of rangehood</i>) - One (1) laminated, two (2) door 'push to open' overhead cupboard above fridge space - Vertical Woodgrain finish to overhead cupboards (<i>optional – region specific</i>)
Cabinetry	- Soft close hinges to overhead cupboards, cabinets and drawers - Water connection to fridge space - Fully-lined interior and exterior laminated cabinetry - Doors to underside of cooktop bench and island bench - One (1) bank of four (4) cutlery drawers - Provision for under bench microwave space with pot drawer (<i>home specific</i>) - Provision for dishwasher (<i>not fully-lined</i>) - Choice of handles from builder's standard range to drawers and doors beneath benches - Four (4) shelves to pantry
Splashback	- Tiled splashback from builder's standard range

Appliances

Cooktop & Ovens	- 900mm Technika stainless steel freestanding gas cooker, or 900mm Technika ceramic cooktop 900mm Technika stainless steel built-in oven
Rangehoods	- 900mm Technika stainless steel wall mounted canopy rangehood, or 700mm Technika concealed undermount rangehood
Dishwasher	- 600mm Technika stainless steel freestanding dishwasher

Baltimore 35 SZ – HomeWorld Leppington, Leppington



Bathroom & Ensuite

Caesarstone® Benchtops	- 20mm Caesarstone® benchtops in a range of colours
Basins (with overflows)	- Clark inset basin round or square, Caroma Luna inset basin with chrome pop up waste or Argent Grace basin round matte black with matte black pop up waste
Basin Mixers & Accessories	- Phoenix Arlo chrome or matte black or Caroma Basis chrome wall basin/bath and shower wall mixers - Phoenix Radii round or square, chrome or matte black or Caroma Basis, chrome toilet roll holders, two (2) robe hooks or one (1) double towel rails
Baths	- 1400mm or 1600mm Clark freestanding bath with overflow and chrome waste (<i>home specific</i>)
Rail Shower – Main Bathroom	- Phoenix Vivid 5 function rail shower, chrome or matte black or Caroma Basis 5 function rail shower, chrome
Rail Shower – Ensuite	- Phoenix Vivid twin rail shower, chrome or matte black
Custom Vanities	- Custom designed wall hung vanity or recessed kick vanity with fully-lined laminated finish and choice of handles from builder's standard range with soft close hinges (<i>wall hung not available on all doubles</i>) (<i>Woodgrain finish not included</i>) - Recessed shadowline (<i>optional</i>)
Shower Screens	- Semi-frameless chrome shower screens with pivot action door (<i>home specific</i>)
Mirrors	- 900mm high polished edge mirrors to full width of vanity, or 700mm high mirror extending from vanity over bath (<i>home specific</i>)
Toilet Suites	- Posh Solus round toilet suite with soft close seat
Tiling	- Ceramic /or Porcelain (<i>region specific</i>) floor tiling to ensuite/s and bathroom/s - Extended tile height to 2100mm on vanity wall and shower in ensuite/s and bathroom/s and 150mm high skirting tile (<i>nominal</i>) - Choice of tile colours from builder's standard range
Floor Grates	- Chrome Bermuda Smart Tile

Powder Room

Basin (with overflow)	- Caroma Luna inset basin with chrome pop up waste
Basin Mixers	- Phoenix Arlo chrome or matte black or Caroma Basis chrome wall mixers
Mirrors	- 900mm high polished edge frameless mirror
Toilet Suite	- Posh Solus round toilet suite with soft close seat
Tiling	- Ceramic /or Porcelain (<i>region specific</i>) floor tiling to powder room - 150mm high skirting tile (<i>nominal</i>) - Choice of tile colours from builder's standard range
Accessories	- Phoenix Radii round or square, chrome or matte black or Caroma Basis round, chrome toilet roll holders

Home Specific

Caesarstone® Drop Front Vanity	- 350mm Caesarstone® drop front vanity in a range of colours
Basin Mixer	- Phoenix Arlo chrome or matte black or Caroma Basis chrome wall mixers
Basin (with overflow)	- Caroma Luna inset basin with chrome pop up waste
Mirrors	- 900mm high polished edge frameless mirror to full width of vanity

Laundry

Cabinet	- 760mm laminated laundry cabinet (<i>with soft close hinges</i>) - Recessed shadowline (<i>optional</i>)
Laundry Bench*	- Extended (<i>up to 1300mm</i>) 20mm Caesarstone® benchtop in a range of colours
Tapware and Tub	- Chrome laundry mixer tap with 45 litre stainless steel drop in tub
Tiling	- 600mm high ceramic tiling to laundry cabinet splashback - Ceramic /or Porcelain (<i>region specific</i>) tiling to laundry floor with 150mm skirting tile (<i>nominal</i>) - Choice of tiles from builder's standard range

Elegance Standard Inclusions

Interior

Ceiling Height	- 2550mm high ceilings to single storey homes - 2550mm high ceilings to lower floor and 2400mm high ceilings to upper floor to double storey homes
Internal Doors and Handles	- Chrome passage and privacy* internal door handles from builder's standard range - Flush panel doors: 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes
Wardrobes	- Framed mirror sliding doors: 2400mm to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes, or Flush panel doors: 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (<i>home specific</i>) - One (1) shelf to robes with chrome hanging rail
Linen Cupboards	- Framed vinyl sliding doors: 2400mm to single storey and lower floor of double storey homes and 2100mm to upper floor of double storey homes, or Flush panel doors: 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (<i>home specific</i>) - Four (4) shelves to linen cupboards
Broom Cupboards <i>(home specific)</i>	- One (1) shelf to broom cupboards - Chrome dummy lever door handle from builder's standard range - Hinged flush door: 2340mm to single storey and lower floor of double storey homes and 2040mm to upper floor of double storey homes (<i>home specific</i>)
Skirting, Architraves & Cornice	- Choice of skirting and architraves from builder's standard range - 75mm cove style cornice throughout home
Paint	- Three (3) coat paint system to internal walls - Two (2) coat gloss aquanamel paint to interior mouldings and doors - Two (2) coat paint system to ceilings and cornice
National Broadband Network	- Provision for NBN communication equipment within the garage (<i>region specific</i>)
Electrical	- Light points throughout (<i>home specific</i>) - One (1) two-way light switch to staircase (<i>home specific</i>) - One (1) double USB charge point on a double power point - Double power points throughout (<i>home specific</i>) - Five (5) single power points in nominated locations - One (1) TV point for single storey homes and two (2) for double storey homes - Exhaust fan ducted to eaves or brickwork (if no eave exists) (<i>home specific</i>) - Earth leakage circuit breakers - Smoke detectors - 4 Blade Ceiling Fan with Speed controller and LED light throughout (<i>region specific</i>)



Rochester 33 – Newport Estate, Newport

Exterior

Front Entry Door	- One (1) 1200mm x 2040mm or 1200mm x 2340mm. Stained or painted door with clear glazing (<i>home specific</i>) - Gainsborough Angular Double Cylinder Trilock entry set
External Hinged Doors	- 820mm x 2040mm flush panel or half glass door to garage and/or laundry (<i>home specific</i>) - Gainsborough Governor Knob Combination Set with Double Cylinder Deadbolt
Windows & Sliding Doors	- Powder coated aluminium windows with keyed locks, sliding doors and stacker doors (<i>home specific</i>)
Garage Door	- Garage door with textured finish in a range of Colorbond® colours and includes one wall button and two remotes
Cladding	- Face brick finish with a large range of brick colours to choose from builder's standard range (<i>home specific</i>) - Lightweight cladding with painted finish (<i>home specific</i>)
Garden Taps	- Two (2) external brass taps (<i>home specific</i>)
Outdoor Living Fan <i>(home and region specific)</i>	- Ceiling fan with speed controller and a blade rotation diameter of minimum 900mm to one (1) outdoor living

Roof

Roof Covering	- Designer profile concrete roof tiles
Downpipes	- Round PVC painted downpipes
Fascia and Gutters	- Steel fascia and gutters in a range of colours
Roof Pitch	- 25 degree roof pitch (<i>home specific</i>)
Roof Eaves	- 450mm eaves to homes (<i>home specific</i>)

SELECTION SHOWROOMS

Having built thousands of homes, we understand that the process of choosing the colours and products can at times seem a little overwhelming.

Our experts take the time to understand your needs, and will help guide you through the process. In two convenient locations – Varsity Lakes, QLD and Tuggerah, NSW.



Selection Appointment

Our Selection Showroom features an extensive range of fixtures, fittings and showcases all the latest industry products. With numerous styles and colour schemes to choose from, our expert interior designers will help tailor your home and lifestyle to ensure your home is as unique as you!

Lighting & Electrical Appointment

A trained electrical consultant will assist you with your lighting and electrical plan. You will see your electrical plan designed on the screen in front of you as your consultant takes you through the rooms of your new home to discuss the various options.

Tile Appointment

Complete your tile selections with the guidance of an expert consultant at one of our tile partner's selection showrooms. Get the right advice to ensure you have the latest on-trend colour scheme for the all-important tiled areas of your new home.

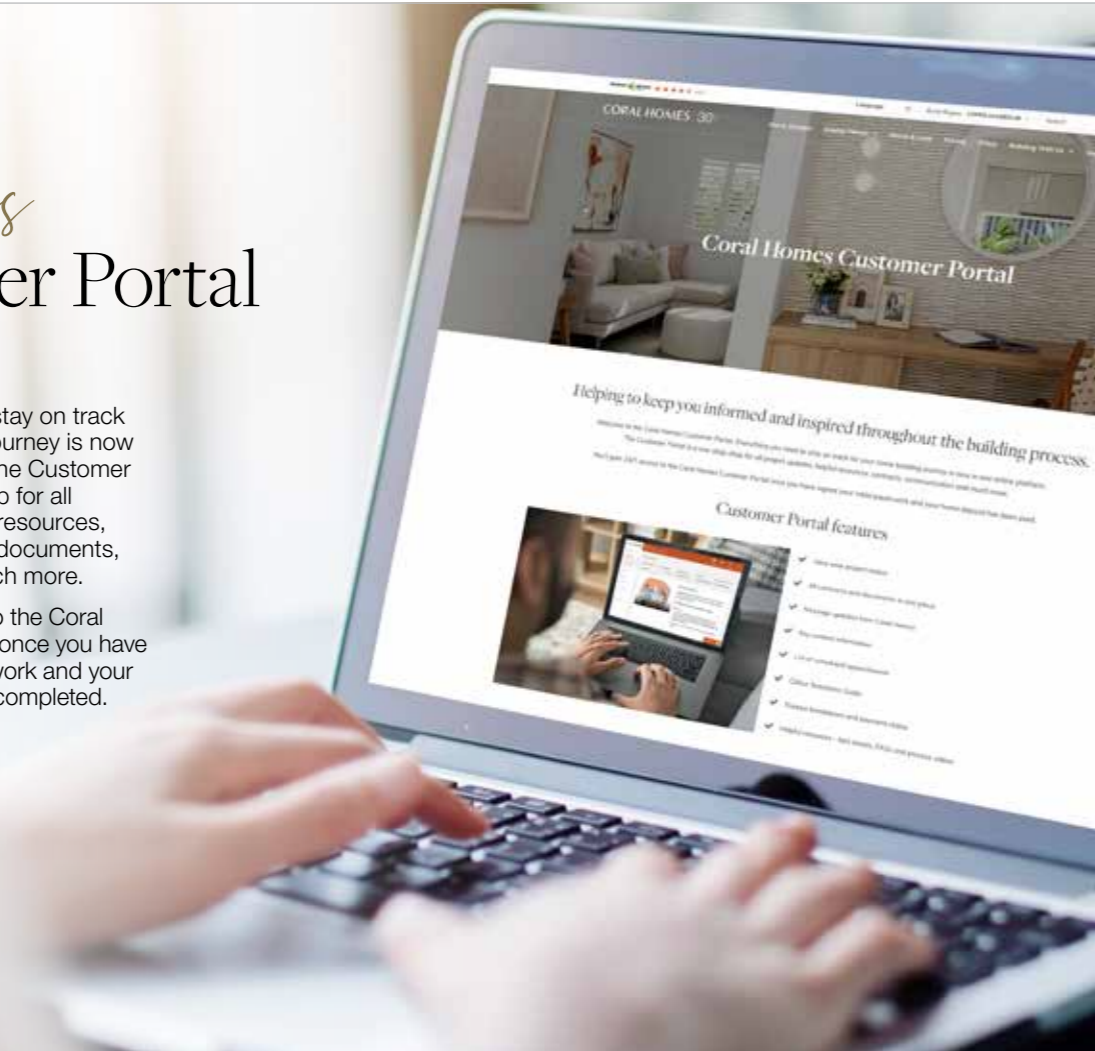


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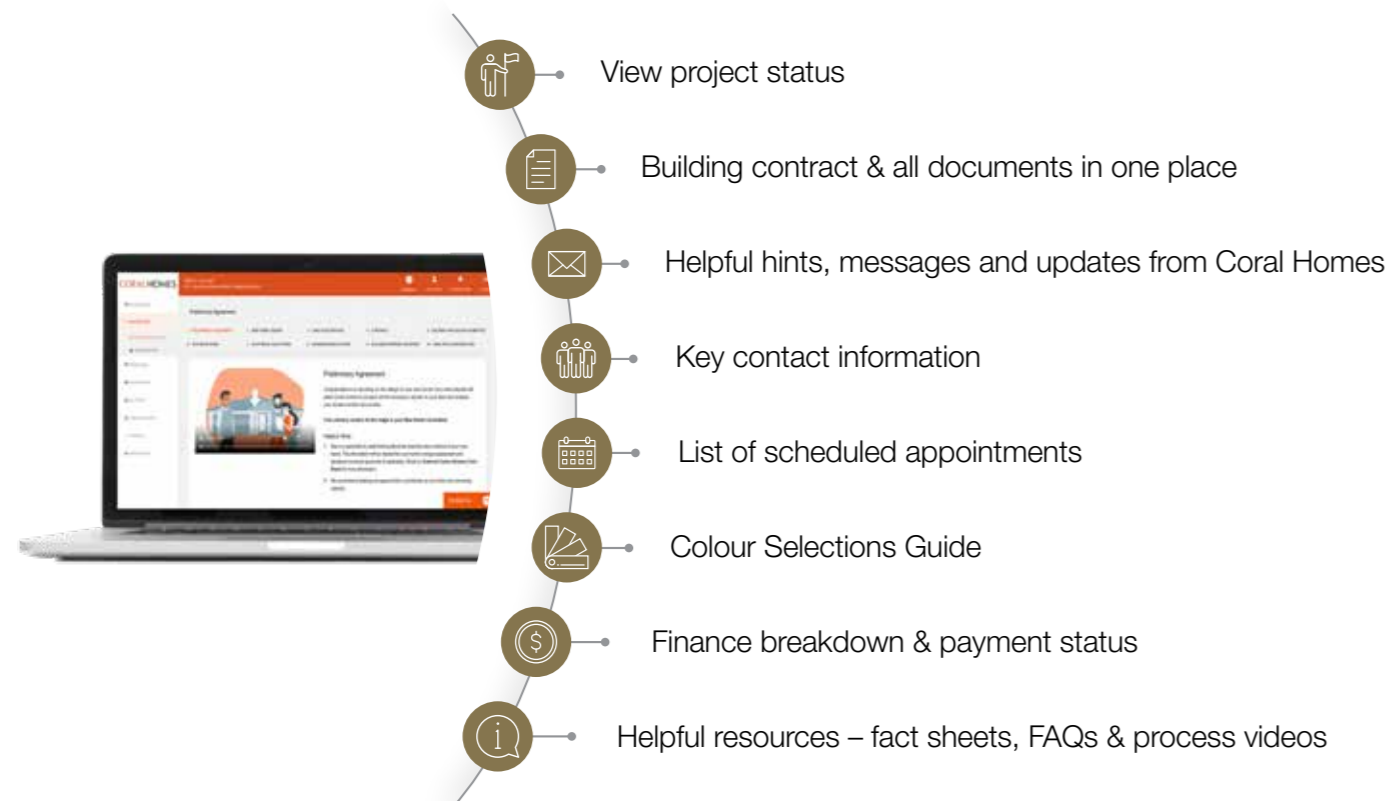
Coral Homes Customer Portal

Everything you need to stay on track for your home building journey is now in one online platform. The Customer Portal is a one-stop-shop for all project updates, helpful resources, building contracts, your documents, communication and much more.

You'll gain 24/7 access to the Coral Homes Customer Portal once you have signed your initial paperwork and your home deposit has been completed.



Customer Portal features



Important information about this guide:

Changes to the National Construction Code

The National Construction Code of Australia (NCC) is a performance-based code that sets the minimum requirements in relation to structure, fire safety, accessibility, health and amenity, and sustainability.

#NCC Qualification: NCC requirements relating to 'Energy Efficiency' have not been applied to this brochure and additional costs will apply for Building Sustainability Index (BASIX) compliance for items including **but not limited to** insulation, roof and external wall colours, window and door glazing upgrades, appliances, plumbing fixtures, water tanks, insulation, roof and external wall colours (Base prices include single glazed clear float to habitable rooms and obscure glass to wet areas).

Changes to the National Construction Code (NCC 2022 requirements relating to 'Energy Efficiency' are effective from 1 October 2023. Accordingly, the inclusions, floorplans, and homes on display (and featured within this guide) are subject to change without notice in order to comply with the requirements of the NCC 2022 including but not limited to 'Energy Efficiency' & 'Accessible Housing' (as amended from time to time).

Coral Homes reserves the right to vary, terminate, alter, or withdraw the plans and inclusions at their absolute discretion and without notice. Coral Homes will not be responsible for any additional costs associated with changes to the floorplans or inclusions to ensure they comply with the NCC 2022 (as amended from time to time). Such costs may be passed on to and will be required to be paid by the customer.

For further details please speak with a Coral Homes New Home Consultant or for full terms and conditions visit coralhomes.com.au/terms-conditions/ or scan the QR code below

Rest easy knowing your new home will be built with the most up-to-date industry standards.



Why Coral Homes?

Our foundation was built on transparency, trust and exceptional customer service. Having built over 25,000 homes across three decades, our customers receive a fixed price guarantee, independent quality checks and so much more.



33+ Years Experience

Over 25,000 families have trusted us to build their family home. Providing a high level of quality, value for money, security and transparency, is why we are one of Australia's largest home builders today.



Fixed Price Guarantee

We understand the financial commitments around building a home and provide you with peace of mind by offering contracts with a Fixed Price Guarantee* upfront.



Independent Quality Inspections

We have a stringent seven step Quality Assurance process to ensure we build each and every home to a high quality. This process includes an independent quality inspection.



HIA Professional Major Builder

We're a proud two-time winner of the HIA Professional Major Builder Award, the industry's most prestigious award. We equally value what our customers have to say so we are honoured to be named Product Reviews' 2021 & 2022 winners for customer satisfaction.

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*The fixed price guarantee is in respect to the cost of construction of your house and associated site works in accordance with the specifications of your contract. Coral Homes reserves the right to vary, terminate or suspend the operation of the Fixed Price Guarantee offer in its absolute discretion, without notice.
